

for Tuesday September 3, 2024

MOTION

At its meeting on August 20, 2024, the Harbor Area Planning Commission denied an appeal filed by *Friends of South Shores*, (Case No. ZA-2023-2107-CU-1A, Item 5 on its Agenda) relative to a Conditional Use Permit, for the construction of a new drive-through fast-food establishment (Starbucks) abutting a residential zone. The new one-story building will have extended hours of operation from 5:00 a.m. to 11:00 p.m. daily, which was approved via a Conditional Use Permit. The Project will have drive-through and walk-in service.

The proposed project includes the demolition of an existing 5,653 square-foot commercial building and the relocation of an existing driveway, for the property located 1602 West 25th Street (1636, 1660 West 25th Street; and 2401 South Western Avenue) in San Pedro.

The Harbor Area Planning Commission action sustained the May 20, 2024, Zoning Administrator determination, and approved the Conditional Use Permits with modified conditions.

Action is needed to assert jurisdiction over the above-described Harbor Area Planning Commission action, to conduct further review, inasmuch as San Pedro community stakeholders have expressed concerns relative to the drive-through and traffic/pedestrian safety.

The Council must assert jurisdiction over this matter to ensure that further community input is obtained, and concerns are thoroughly addressed, given the potential traffic/pedestrian detrimental impacts that can occur.

I THEREFORE MOVE that pursuant to Section 245 of the Los Angeles City Charter, the City Council assert jurisdiction over the August 20, 2024, Harbor Area Planning Commission action to deny the appeal and sustain the Zoning Administrator's determination which approved a Conditional Use Permit, for the proposed construction of a new drive-through fast-food establishment (Starbucks) on a site abutting a residential zone, which will have drive-through and walk-in service, and a Conditional Use Permit to allow extended hours of operation, for the property located at 1602 West 25th Street (1636, 1660 West 25th Street; and 2401 South Western Avenue), Case No. ZA-2023-2107-CU-1A.

I FURTHER MOVE that upon assertion of jurisdiction, this matter be referred to Committee for further review.

PRESENTED BY:

TIM McOSKER
Councilmember, 15th District

SECONDED BY:

Ed Blumfeld

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